

455 Phillip Street, Unit 100A  
Waterloo, Ontario N2L 3X2  
Canada  
www.ghd.com

(976026 )

976172



Our ref: 11208393-Thompson-Renninger-McPeek-20

February 10, 2022

Mr. Robert Thompson  
Remedial Project Manager  
United States Environmental Protection Agency  
Region V  
77 West Jackson Boulevard  
Chicago, Illinois  
U.S.A. 60604

Ms. Tamara McPeek  
Environmental Response and Revitalization  
Ohio Environmental Protection Agency  
Southwest District Office  
401 East Fifth Street  
Dayton, Ohio  
U.S.A. 45402

Mr. Steve Renninger  
On-Scene Coordinator  
United States Environmental Protection Agency  
Region V  
Emergency Response Branch  
26 West Martin Luther King Drive  
Cincinnati, Ohio  
U.S.A. 45628

**Progress Report: January 1 through 31, 2022**  
**South Dayton Dump and Landfill Site, Moraine, Ohio (Site)**

Dear Mr. Thompson, Ms. Peek, and Mr. Renninger:

This Monthly Progress Report is submitted in accordance with the Administrative Settlement and Order on Consent (ASAOC) for Remedial Investigation/Feasibility Study (RI/FS) Proceeding Under Sections 104, 107, and 122 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, 42 U.S.C. §§ 9604, 9607, and 9622 (United States Environmental Protection Agency [U. S. EPA]) Docket No. V-W-16-C-011) effective June 11, 2016 (RI/FS ASAOC), and the ASAOC for Removal Action Proceeding Under Sections 104, 106(a), 107, and 122 of the CERCLA, 42 U.S.C. §§ 9604, 9606(a), 9607, and 9622 U. S. EPA Docket No. V-W-13-C-010, effective April 8, 2013 (Removal Action ASAOC), for the period of January 1 through 31, 2022.

The next Progress Report for the month of February 2022 will be submitted on or before March 10, 2022.

## **Significant Developments in this Reporting Period**

### ***RI/FS ASAOC Developments***

Activities conducted in January 2022 are summarized below:

- Efforts to obtain access for the proposed monitoring well and soil gas probe installations within the Village Park Community property (Parcel 2943) continued in January. This includes discussions between legal counsel for the Respondents, the U. S. EPA ORC attorney and property owner representatives. The

agreement with the property owner was completed and signed on January 18, 2022. The agreement with the lessee was completed and signed on January 18, 2022.

- U.S. EPA provided a letter dated January 7, 2022, which includes agency comments on GHD's soil gas investigation results interim deliverable dated March 30, 2021.
- U.S. EPA provided a letter dated January 14, 2022, which includes agency comments related to the Groundwater Investigation in response to GHD's letter dated September 22, 2021.
- A conference call was conducted on January 14, 2022, to discuss project status including GHD and agency representatives. Primary topics included Quarry Pond fish sampling, GMR investigation, and groundwater investigation work activities to be completed in 2022.
- On January 18, 2022, GHD provided photographs of the GMR floodplain area adjacent to the Quarry Pond to U.S. EPA and Ohio EPA. The photographs were taken by GHD on January 13 based on an agency request following the September 2021 site visit.
- On January 25, 2022, GHD provided laboratory reports for asbestos determination in soil/fill samples to U.S. EPA in response to an agency request regarding the results reported in the SCTM report.
- U.S. EPA provided a letter dated January 26, 2022, which includes agency comments on the revised Current and Future Land Uses and Reuse Memorandum submitted by GHD on November 9, 2021.
- GHD demobilized the site trailer in January 2022 based on a request from the property owner to remove the trailer.

### ***Removal Action ASAOC Developments***

Activities conducted in January 2022 are summarized below:

- GHD prepared for annual proficiency sampling to be conducted in February 2022 including Building 17 and Building 24.

Other activities conducted in January 2022 (related to the Explosive Gas Monitoring Plan) are summarized below:

- GHD submitted the Explosive Gas Monitoring Plan to U.S. EPA and Ohio EPA on January 14, 2022.
- GHD awaits responses from property owners regarding the request for information and approval to install gas monitoring devices. GHD submitted follow up requests to property owners that did not respond in 2021. See attached Table 1 which provides property information and response status. Property locations are shown on Figure 1.

## **Summaries of all Anticipated Problems and Planned Resolutions**

No difficulties/delays were encountered during this reporting period. However, the COVID-19 pandemic and requirements for physical/social distancing, isolation, and quarantine could cause future temporary or long-term equipment, supply and/or personnel availability issues that could affect the project schedule. Federal, state and local orders, as well as guidance from the Centers for Disease Control and Prevention, will be reviewed and followed before any field work or in-person meetings are conducted. We will keep U. S. EPA informed of any potential issues as the COVID-19 pandemic continues to develop and change.

## Projected Work for the Next Reporting Period

- GHD will continue planning and scheduling RI/FS activities in accordance with the approved work plan. The planned activities include:
  - Prepare and submit information regarding proposed GMR investigation.
  - Prepare and submit responses to agency comments related to the soil gas investigation, groundwater investigation, and LURM report.
  - Continue preparations for Quarry Pond fish tissue sampling (to be conducted in mid-2022) including QAPP update (based on U. S. EPA comments dated October 22, 2021) and revisions to proposed procedures as discussed on September 30, 2021.
  - Continue preparations to complete monitoring well and gas probe installations, including contractor procurement.
- The Respondents and U. S. EPA On-Scene Coordinator will continue to work together to implement the VI mitigation work plan. The planned activities include:
  - Preparations for annual proficiency sampling at Building 17 and Building 24 (scheduled for February 2022).
- GHD will continue follow-up with property owners related to requests for information regarding occupied structures and approval to install monitoring devices per the EGMP.

Should you have any questions on the above, please do not hesitate to contact us.

Yours truly



**Julian Hayward**

Senior Engineer

+1 519 340-3724

julian.hayward@ghd.com

JH/kf/LTR-20

Copy to: (all by pdf)

Ken Brown, ITW
Bryan Heath, NCR
Wendell Barner, Barner Consulting
Jim Campbell, EMI
Andrew Dorn, ITW
Kelly Martorano, Kelsey Hayes Company
Michael Hughes, Neal, Gerber & Eisenberg
Wray Blattner, Thompson Hine
Larry Silver, Langsam Stevens Silver & Hollaender
Tim Hoffman, Dinsmore & Shohl
Sally Scott, Jacobs
Brett Fishwild, Jacobs
Denise Quigley, GHD







Table 1  
Property Information  
South Dayton Dump and Landfill Site  
Moraine, Ohio

Lot Number	Tax Pin No / Parcel ID	Distance from Site	Location Address	Property Owner	Owner Address	Date Letter Sent	Date Response Received	Follow Up Letter Sent	Building Information Provided (Y/N)	Permission to Access Building Granted (Y/N)	Comment
5172	J44 26421 0001	Site	2003 Dryden Rd	Modify House LLC	2003 Dryden Road, Dayton, OH 45439	5-Nov-21	8-Nov-21		N	Y	Building information forthcoming
5175	J44 26421 0004	Site	2075 Dryden Road	GRA Real Estate LLC	non-responsive	5-Nov-21		25-Jan-22			
5176	J44 26421 0005	Site	2139 Dryden Road	GRA Real Estate LLC	non-responsive	5-Nov-21		25-Jan-22			
5171	J44 26420 0001	Site	1951 Dryden Road	B & D Limited Properties Ltd	1951 Dryden Rd St E, Dayton, OH 45439	5-Nov-21	11-Nov-21		Y	N	Permission denied
5174	J44 26421 0003	Site	2045 Dryden Road	Atherton Properties LLC	2045 Dryden Road, Dayton, OH 45439	5-Nov-21	15-Nov-21		Y	Y	
3261 / 3753	J44 04105 0032	Site	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
4423	J44 04105 0031	Site	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
3262	J44 04105 0021	200 ft	2373 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
3256	J44 04105 0026	200 ft	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
3259	J44 04105 0023	200 ft	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
3260	J44 04105 0024	200 ft	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
3263	J44 04105 0020	200/1000 ft	2391 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
4610	J44 04105 0136	Site	2225 E River Road	non-responsive	non-responsive	5-Nov-21		25-Jan-22	N	N	Permission denied
3252	J44 04105 0040	200 ft	2225 E River Road		non-responsive	5-Nov-21		25-Jan-22	N	N	Permission denied
3253	J44 04105 0034	200/1000 ft	2233 E River Road			5-Nov-21		25-Jan-22	N	N	Permission denied
3254	J44 04105 0097	200 ft	2219 E River Road	Staton Audie	2219 E River Road, Dayton, OH 45439	8-Nov-21		26-Jan-22			
3207	J44 04105 0001	200 ft	2153 E River Road	Globe Food Equipment Inc.	1400 Toastmaster Drive, Elgin, IL 60120	5-Nov-21	8-Nov-21		Y	Y	
3257	J44 04105 0022	200/1000 ft	2347 E River Road	non-responsive	non-responsive	8-Nov-21		26-Jan-22			
3255	J44 04105 0035	200/1000 ft	2305 E River Road	Lynne Leigh Properties LLC	non-responsive	8-Nov-21		26-Jan-22			
3258	J44 04105 0025	200/1000 ft	2359 E River Road	non-responsive	2359 E River Road, Dayton, OH 45439	8-Nov-21		26-Jan-22			
5173 <sup>(1)</sup>	J44 26421 0002	Site	2031 Dryden Road	non-	non-responsive	n/a	n/a				see note 1
2941	J44 04101 0003	Site	1900 Dryden Road	Dayton Power and Light	PO Box 1247, Dayton, OH 45401	15-Nov-21					
5054 <sup>(3)</sup>	J44 04102 0040	Site	1901 Dryden Road	Valley Asphalt Corporation	11641 Mosteller Road, Cincinnati, OH 45241	n/a	n/a				see note 3
5177 <sup>(2)</sup>	J44 26421 0006	Site	No physical address	Horace J Boesch Jr and Mark Fornes TRS (South Dayton Landfill, Environmental Remediation Trust)	2080 Byers Road, Miamisburg, OH 45342	n/a					see note 2
							n/a				
5178 <sup>(2)</sup>	J44 26422 0001	Site	No physical address	Horace J Boesch Jr and Mark Fornes TRS (South Dayton Landfill, Environmental Remediation Trust)	2080 Byers Road, Miamisburg, OH 45342	n/a					see note 2
							n/a				
3264 <sup>(2)</sup>	J44 04105 0093	200 ft	No physical address	BD of Co Comm (owned by Counties)	W Third and St. Marys Street, Dayton, OH 45402	n/a					see note 2
3274 <sup>(2)</sup>	J44 04105 0089	200 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a					see note 2
3275 <sup>(2)</sup>	J44 04105 0019	200 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a					see note 2
3061	J44 04102 0019	200/1000 ft	1900 Dryden Road	Dayton Power and Light	PO Box 1247, Dayton, OH 45401	15-Nov-21					
3056 <sup>(2)</sup>	J44 04102 0001	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a					see note 2
3278 <sup>(2)</sup>	J44 04105 0059	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a					see note 2
3058 <sup>(2)</sup>	J44 04102 0014	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a					see note 2
3057 <sup>(2)</sup>	J44 04102 0030	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a					see note 2
3264 <sup>(2)</sup>	J44 04105 0094	200 ft /1000 ft	No physical address	BD of Co Comm (owned by Counties)	W Third and St. Marys Street, Dayton, OH 45402	n/a					see note 2
2943 <sup>(2)</sup>	J44 04101 0005	200 ft /1000 ft	2228 Dryden Road	Village Park Community Ltd, Kettering Estates LLC	non-responsive	n/a					see note 2

Notes:

- (1) Monitoring device installed.  
(2) No occupied buildings located within 200 ft of the South Dayton Dump & Landfill Site OU1 boundary  
(3) Valley Asphalt notified GHD verbally that they intend to conduct gas monitoring independently